

2007-09 Legislative Budget Proviso
Surplus Property Report

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Joint Transportation Committee
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Washington State
Department of Transportation

2007-09 Budget Bill Proviso

*“The department shall work with the office of financial management and staff of the transportation committees of the legislature to develop a statewide inventory of all department-owned surplus property that is **suitable for development for department facilities** or that **should be sold.**”*

As of April 2008, WSDOT’s property inventory lists 5,602 parcels (25,632 acres).

What Are The Findings of This Report?

Of the 5,602 parcels, 4,693 were removed from consideration after review, evaluation and determination that many parcels are in use or necessary for department needs.

This report identifies 909 parcels:

- **643** parcels **suitable for development for department facilities**
- **266** parcels that **should be sold**

What Is The Surplus Property Worth?

WSDOT's value reference for this report is the **assessed value** as determined by the county tax assessor. Actual **market value** may be significantly higher, or lower, than assessed value.

The assessed value of the 266 parcels that should be sold is about **\$42 million***

**excluding the cost to appraise and sell the property*

What Are The Identified Caveats of The Report?

- Accuracy of older real estate data
- Availability for surplus
- Content of inventory
- Real estate market conditions
- Property value

WSDOT Owns A Diverse Variety of Property and Property Rights

Some examples are:

- Unconstructed right-of way (future SR167 alignment)
- Capital facilities (region headquarters and project engineer offices)
- Easements (utility lines and access roads)
- Wetlands
- Park and Ride Lots

Property Is Inventoried By Category

ALL PROPERTY		
All inventoried parcels and ownership interests		
Property Type	Parcels	Acreage
Access Rights	128	453
Aviation	23	571
Airspace	721	4,344
Capital Improvements	373	1,842
Excess Property	897	1,237
Landscape Area	179	736
Marine	31	101
Park and Ride Lots	83	319
Permanent Easements	846	1,309
Pit Sites	427	6,898
Potential Wetlands	66	145
Rest Areas	76	981
Stockpile Sites	197	1,157
Surplus Land	276	996
Unconstructed ROW	1,153	3,379
Waste Sites	28	270
Wetlands	98	898
TOTALS	5,602	25,632



TO FILTER 1
5,602 Parcels
25,632 Acres

Note: Due to the rounding effect when fractional acreage amounts are rounded-up to a whole number, minor differences in acreage totals occur.

How Was The Property Evaluated?

By a five-step filtering process:

- **FILTER 1: Non-Fee Owned (leases and easements)**
- **FILTER 2: Specific Designated Purpose (Park and Ride, Landscape Areas, Ferry Terminals)**
- **FILTER 3: Required for Mitigation**
- **FILTER 4: Value Based on Size and Location**
- **FILTER 5: Current WSDOT Use**

Filter 1: Non-Fee Owned

**FROM ALL
PROPERTY**
5,602 Parcels
25,632 Acres



Property Type	Parcels		Acreage	
	Retain	Release	Retain	Release
1 FILTER: NON-FEE OWNED	Eliminate parcels that WSDOT does not hold complete title to			
Access Rights	128	0	453	0
Aviation	5	18	59	512
Airspace	17	704	42	4,303
Capital Improvements	122	251	99	1,743
Excess Property	3	894	1	1,236
Landscape Area	0	179	0	736
Marine	2	29	2	99
Park and Ride Lots	4	79	18	300
Permanent Easements	846	0	1,309	0
Pit Sites	59	368	942	5,956
Potential Wetlands	3	63	5	140
Rest Areas	4	72	32	949
Stockpile Sites	38	159	175	982
Surplus Land	3	273	0	995
Unconstructed ROW	8	1,145	37	3,341
Waste Sites	10	18	53	217
Wetlands	0	98	0	898
TOTALS	1,252	4,350	3,227	22,405

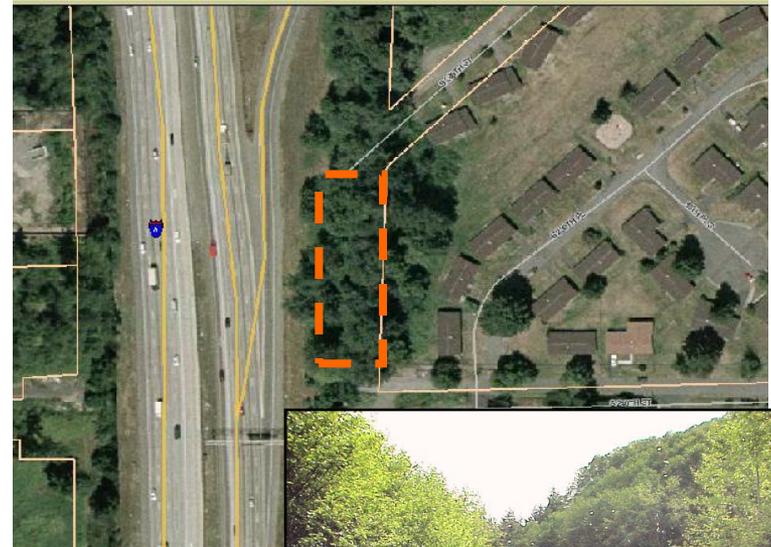


TO FILTER 2
4,350 Parcels
22,405 Acres

Filter 2

Retained parcels with a specific designated purpose:

- Aviation
- Airspace
- Landscape Area
- Marine
- Park and Ride Lots
- Waste Sites



Filter 2: Specific Designated Purpose

FROM FILTER 1
4,350 Parcels
22,405 Acres



Property Type	Parcels		Acreage	
	Retain	Release	Retain	Release
Access Rights				
Aviation	18	0	512	0
Airspace	704	0	4,303	0
Capital Improvements	0	251	0	1,743
Excess Property	0	894	0	1,236
Landscape Area	179	0	736	0
Marine	29	0	99	0
Park and Ride Lots	79	0	300	0
Permanent Easements				
Pit Sites	0	368	0	5,956
Potential Wetlands	0	63	0	140
Rest Areas	0	72	0	949
Stockpile Sites	0	159	0	982
Surplus Land	0	273	0	995
Unconstructed ROW	0	1,145	0	3,341
Waste Sites	18	0	217	0
Wetlands	0	98	0	898
TOTALS	1,027	3,323	6,166	16,239



TO FILTER 3
3,323 Parcels
16,239 Acres

Filter 3

Retained parcels legally required for mitigation:

- **Wetlands**



Filter 3: Required for Mitigation

FROM FILTER 2
3,323 Parcels
16,239 Acres



Property Type	Parcels		Acreage	
	Retain	Release	Retain	Release
3 FILTER: REQUIRED FOR MITIGATION				
Eliminate sites required by law for mitigation of wetlands impacted by construction of transportation facilities				
Access Rights				
Aviation				
Airspace				
Capital Improvements	0	251	0	1,743
Excess Property	0	894	0	1,236
Landscape Area				
Marine				
Park and Ride Lots				
Permanent Easements				
Pit Sites	0	368	0	5,956
Potential Wetlands	0	63	0	140
Rest Areas	0	72	0	949
Stockpile Sites	0	159	0	982
Surplus Land	0	273	0	995
Unconstructed ROW	0	1,145	0	3,341
Waste Sites				
Wetlands	98	0	898	0
TOTALS	98	3,225	898	15,341



TO FILTER 4
3,225 Parcels
15,341 Acres

Filter 4

Retained based on location and assessed value:

- **High Value:** Parcels 0.25 acre or larger (11 counties)
- **Mid Value:** Parcels 1 acre or larger (12 counties)
- **Low Value:** Parcels 5 acres or larger (16 counties)

Parcels were removed if cost to surplus exceeded assessed value.

Filter 4: Value Based on Size and Location

FROM FILTER 3

3,225 Parcels

15,341 Acres



4 FILTER: VALUE BASED ON PROPERTY SIZE AND COUNTY LOCATION							
Eliminate those parcels with a value less than the cost to appraise and auction and then sort by County and Property Type							
High Value	Mid Value	Low Value	Property Type	Parcels		Acreage	
				Retain	Release	Retain	Release
0.25 Acres + 11 Counties	1.0 Acres + 12 Counties	5.0 Acres + 16 Counties	Access Rights				
Chelan	Clallam	Adams	Aviation				
Clark	Cowlitz	Asotin	Airspace				
Island	Grays Harbor	Benton	Capital Improvements	84	167	110	1,633
King	Kitsap	Columbia	Excess Property	611	283	165	1,071
Pierce	Kittitas	Douglas	Landscape Area				
Skagit	Lewis	Ferry	Marine				
Snohomish	Mason	Franklin	Park and Ride Lots				
Spokane	Pacific	Garfield	Permanent Easements				
Thurston	San Juan	Grant	Pit Sites	46	322	115	5,841
Whatcom	Skamania	Jefferson	Potential Wetlands	29	34	17	123
Yakima	Wahkiakum	Klickitat	Rest Areas	9	63	15	934
	Walla Walla	Lincoln	Stockpile Sites	55	104	84	897
		Okanogan	Surplus Land	174	99	59	937
		Pend Oreille	Unconstructed ROW	508	637	173	3,168
		Stevens	Waste Sites				
		Whitman	Wetlands				
			TOTALS	1,516	1,709	737	14,604



TO FILTER 5

1,709 Parcels

14,604 Acres

Filter 5

Retained parcels used in support of department operations such as:

- **NW region headquarters in Shoreline**
- **Project engineering offices statewide**
- **Safety Rest areas**
- **Hyak maintenance facility on Snoqualmie Pass**

Filter 5: Current WSDOT Use

FROM FILTER 4
1,709 Parcels
14,604 Acres



Property Type	Parcels		Acreage	
	Retain	Release	Retain	Release
Access Rights				
Aviation				
Airspace				
Capital Improvements	158	9	1,467	166
Excess Property	120	163	509	562
Landscape Area				
Marine				
Park and Ride Lots				
Permanent Easements				
Pit Sites	231	91	4,649	1,192
Potential Wetlands	21	13	67	56
Rest Areas	49	14	757	177
Stockpile Sites	85	19	561	337
Surplus Land	49	50	596	341
Unconstructed ROW	87	550	164	3,004
Waste Sites				
Wetlands				
TOTALS	800	909	8,769	5,835

5

FILTER: CURRENT WSDOT USE

Eliminate sites to support the traveling public, maintenance, construction, or administration of the transportation system



TO FINAL RESULTS
909 Parcels
5,835 Acres

Results

FINAL RESULTS		
Compilation of property remaining from Filtering		
Property Type	Parcels	Acreage
Access Rights		
Aviation		
Airspace		
Capital Improvements	9	166
Excess Property	163	562
Landscape Area		
Marine		
Park and Ride Lots		
Permanent Easements		
Pit Sites	91	1,192
Potential Wetlands	13	56
Rest Areas	14	177
Stockpile Sites	19	337
Surplus Land	50	341
Unconstructed ROW	550	3,004
Waste Sites		
Wetlands		
TOTALS	909	5,835

SUITABLE FOR DEVELOPMENT FOR DEPARTMENT FACILITIES
643 Parcels 3,626 Acres

SHOULD BE SOLD
266 Parcels 2,209 Acres

Property Suitable For Development For Department Facilities

Includes future capital improvements for, or in support of, any agency facilities under construction, in design, or planned.

FROM FINAL RESULTS
909 Parcels
5,835 Acres



SUITABLE FOR DEVELOPMENT FOR DEPARTMENT FACILITIES		
Property Type	Parcels	Acreage
Capital Improvements	2	39
Excess Property	62	304
Pit Sites	7	119
Potential Wetlands	5	16
Rest Areas	13	171
Stockpile Sites	1	3
Surplus Land	18	66
Unconstructed ROW	535	2,909
TOTALS	643	3,626

Property That Should Be Sold

FROM FINAL RESULTS
909 Parcels
5,835 Acres



SHOULD BE SOLD		
Property Type	Parcels	Acreage
Capital Improvements	7	127
Excess Property	101	259
Pit Sites	84	1,073
Potential Wetlands	8	40
Rest Areas	1	7
Stockpile Sites	18	334
Surplus Land	32	275
Unconstructed ROW	15	95
TOTALS	266	2,209

What Is The Total Assessed Value of Property That Should Be Sold?

FROM FINAL RESULTS
909 Parcels 5,835 Acres



SHOULD BE SOLD		
Property Type	Parcels	Acreage
Capital Improvements	7	127
Excess Property	101	259
Pit Sites	84	1,073
Potential Wetlands	8	40
Rest Areas	1	7
Stockpile Sites	18	334
Surplus Land	32	275
Unconstructed ROW	15	95
TOTALS	266	2,209

266 parcels and 2,209 acres with a total assessed value of about **\$42 million**

Recommended Next Steps:

- 1. First Surplus Effort**
- 2. Validate REIS Data**
- 3. Biennial Updates**

1. Begin With A First Surplus Effort

SHOULD BE SOLD: FIRST SURPLUS EFFORT

REPORT SUMMARY BY COUNTY

Surplus Cost: Includes appraisal, professional land surveys, title fees, auction costs, deeds and easement documents.

Assessed Value: Does not guarantee current market value, which may be higher or lower depending on market conditions and individual parcel attributes, and is used as a reference of parcel value for taxation and assessment.

Inventory Control Number (I. C. No.): Parcel specific reference used in the Real Estate Inventory System (REIS).

County	I. C. No.	Acreage	Surplus Cost	Assessed Value	Net Value
King	1-17-02867	55.5	*	\$17,498,400	\$17,450,150
Pierce	3-27-04874	12.7	*	\$2,068,855	\$2,020,605
Spokane	6-32-00322	44.8	*	\$1,463,000	\$1,414,750
Spokane	6-32-00088	18.0	*	\$1,380,000	\$1,331,750
King	7-17-00928	0.6	*	\$1,076,625	\$1,028,375
King	7-17-00063	5.0	*	\$907,500	\$859,250
King	1-17-02509	9.7	*	\$804,000	\$755,750
Chelan	2-04-00005	5.3	*	\$692,000	\$643,750
Island	1-15-06602	1.2	*	\$559,030	\$510,780
Snohomish	1-31-06013	0.6	*	\$558,800	\$510,550
Spokane	6-32-04363	0.3	*	\$529,880	\$481,630
Skagit	1-29-00153	3.3	*	\$504,800	\$456,550
King	1-17-05531	10.0	*	\$422,500	\$374,250
King	1-17-05449	0.4	*	\$361,100	\$312,850
King	1-17-08162	1.6	*	\$350,000	\$301,750
Whatcom	1-37-06932	1.5	*	\$345,210	\$296,960
Chelan	2-04-00103	24.3	*	\$339,475	\$291,225
King	1-17-05916	6.1	*	\$321,000	\$272,750
Kittitas	5-19-00028	24.6	*	\$276,000	\$227,750
Clark	4-06-04550	16.0	*	\$275,200	\$226,950
Grand Totals	20	242	\$965,000	\$30,733,375	\$29,768,375

2. Validate REIS Data

- Validation effort is estimated at 2 FTE's approximately 4 years to review and verify data for each parcel
- Cost to validate REIS data is estimated at **\$400 thousand**

3. Update Report Each Biennium

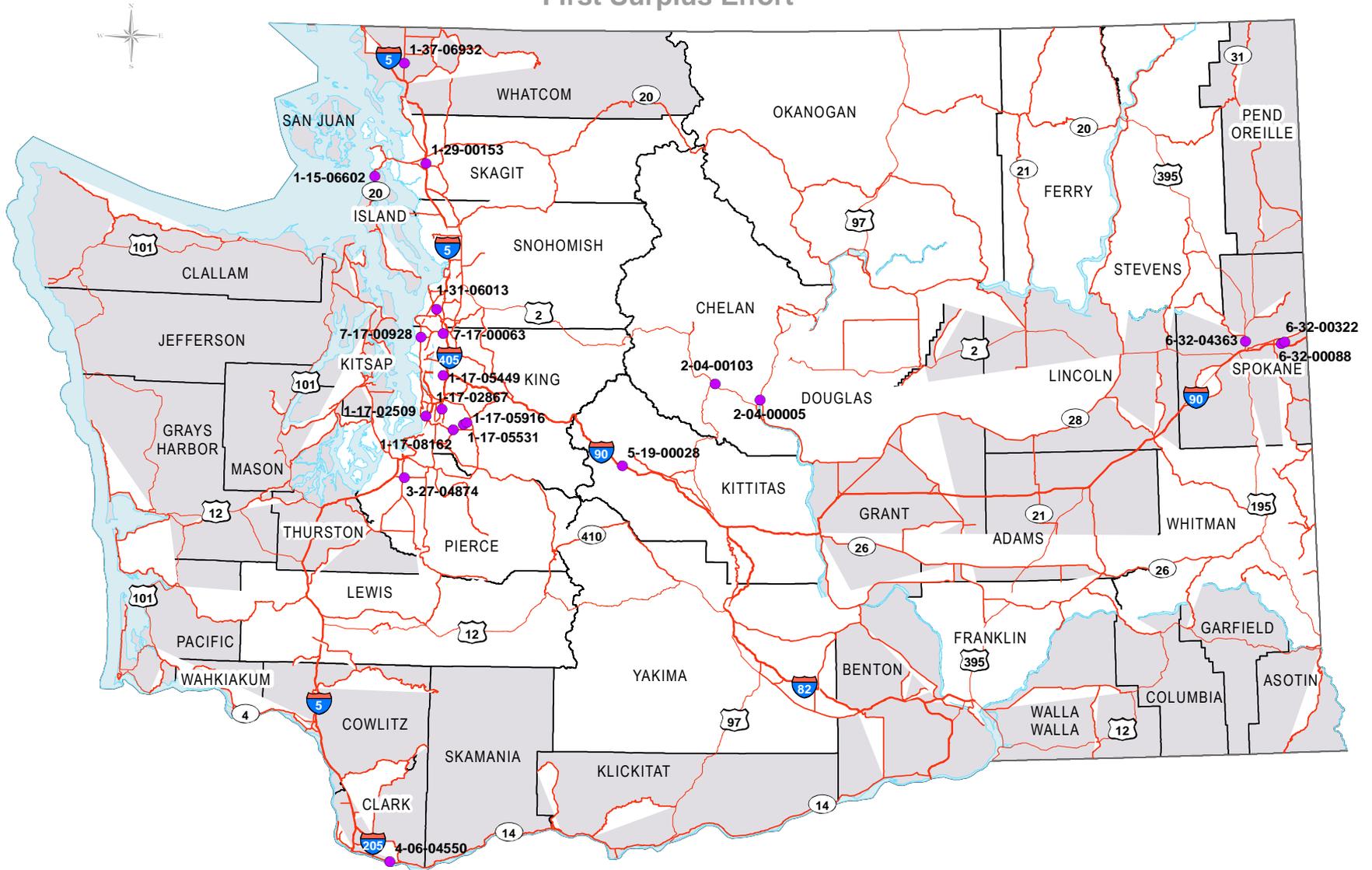
Implement a comprehensive program to evaluate and report on property inventory:

- Cost to provide a report update once each biennium is estimated at **\$100 thousand**

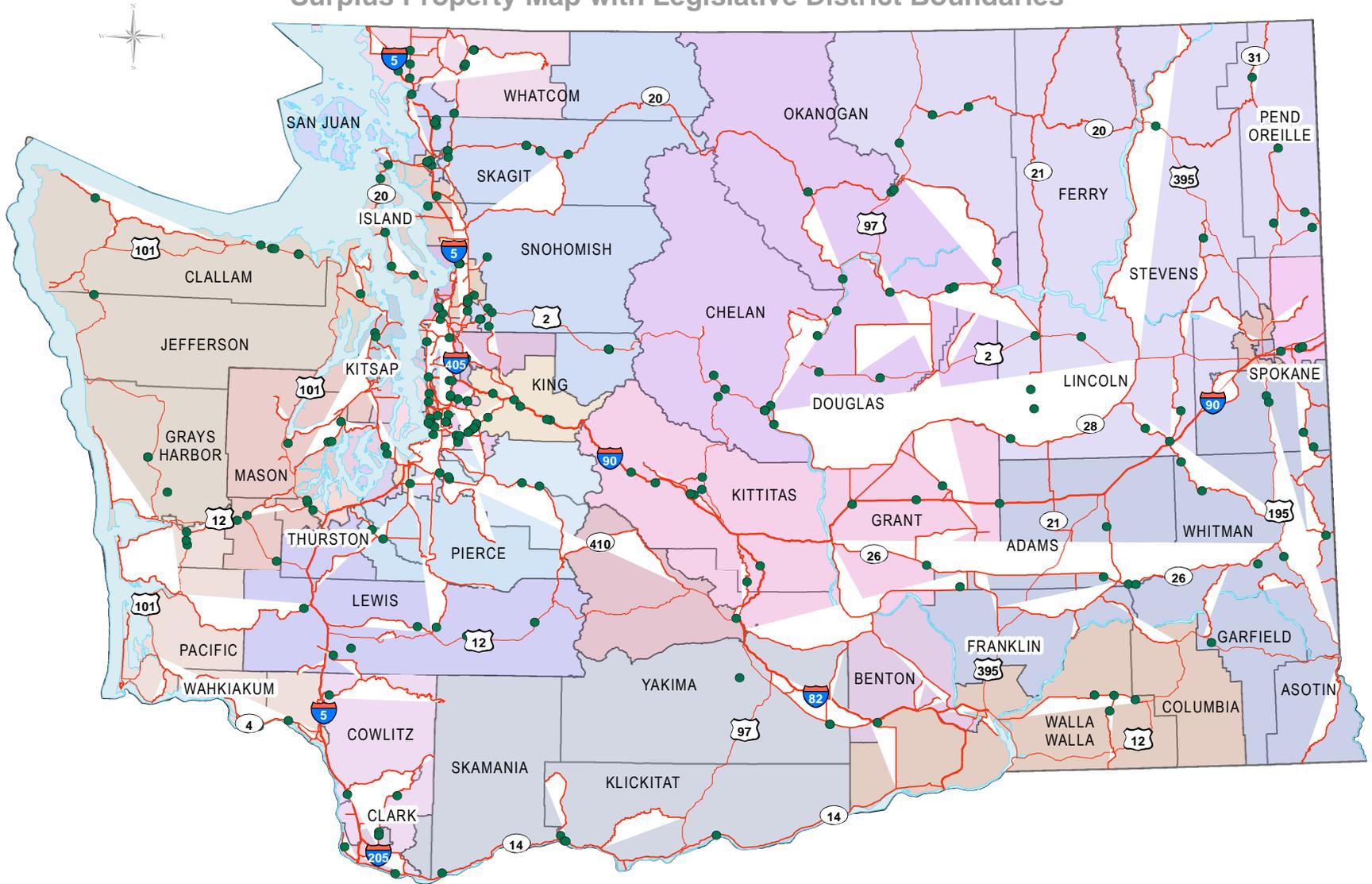
Estimated Cost To Implement Recommendations:

1. First Surplus Effort	\$1 million
2. Validate REIS Data	\$400,000
3. Biennial Updates	\$100,000
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Total Cost (2009-11)	\$1.5 million

Washington State Department of Transportation 2007-09 Legislative Budget Proviso Surplus Property Report First Surplus Effort



Washington State Department of Transportation 2007-09 Legislative Budget Proviso Surplus Property Report Surplus Property Map with Legislative District Boundaries



Questions?

For more information on the
Surplus Property Report
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